

Heritage Team Response

Date – 28/2/2024

APP/24/00047 - 51 High Street, Emsworth

Background

The application site is a three-storey, end of terrace building, dating back to the late 18th century. Due to its architectural and historic significance, it is Grade II listed. It is located on the corner of High Street and Tower Street, within the Emsworth Conservation Area.

Having previously been a residential property and then a shop, it's current use is office accommodation on all floors. The side elevation extends along Tower Street and features a first-floor lean to extension, which leads out to an external roof terrace. This terrace has an external staircase which leads to an external ground floor area. This ground floor space is enclosed by a garage door which fronts onto Tower Street and is currently used as a parking space. The building has a render finish, painted white with timber framed, sash windows on the front and side elevations.

Proposal

Listed Building Consent for revised door and window layout to approved application. (Ref No APP/23/00404)

Legislative and Policy Context

When assessing the proposal, the following legislation and policy context is taken in consideration.

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act") requires local planning authorities to have special regard to the desirability of preserving a listed building, its setting or any features of special architectural or historic interest when considering whether to grant listed building consent.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

The revised NPPF (December 2023) sets out in Chapter 16, the core principles relating to development affecting Heritage Assets that local planning authorities should consider in making planning decisions in the following paragraphs: 195 – 208

With regards to local planning policy, the following are relevant:

Policy CS11 of the Core Strategy states that planning permission will be granted for development that:

Protects and where appropriate enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.

Policy CP16 (1a) of the Core Strategy states 'Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site'.

Policy DM20 of the Allocations Plan states that planning permission will be granted for development proposals that conserves and enhances the historic assets of Havant. It also states that application which affect, or have the potential to affect, heritage assets are expected to provide a Heritage Statement that:

1. Describe the significance of the asset and its setting, using appropriate expertise and where necessary original survey, at a level of detail proportionate to its significance and sufficient to understand the potential impact of the proposal.
2. Sets out the impact of the development on the heritage assets and mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and enjoy heritage assets.

Emsworth Neighbourhood Plan

The Emsworth Neighbourhood Plan has now been adopted and has relevant policies which are applicable to this application:

Policy H1 – Design and Heritage

Policy H2 – Locally listed buildings

Assessment

Following LBC APP/23/00404, the proposal seeks to revise the design of the window / door within the extension (which is to replace the existing garage door). The previous approved door was a modern design compared to the now proposed traditional style. Overall, there is no objection to the use of a more traditional style of fenestration in this elevation.

Conclusion

In summary, it is considered that the proposal would not be harmful to the significance of the designated heritage assets (the listed building and the Emsworth CA) and would preserve and enhance the special qualities of the conservation area, meeting the tests set out in Sections 66 and 72 of the T&CPA 1990 (Listed Buildings and Conservation Areas).

NO OBJECTION subject to the following conditions:

1. Prior to the commencement of the proposed works hereby approved full details of all new doors / windows including, materials and finish shall be submitted approved unless otherwise agreed by the Local Planning Authority.

